

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S North Charles, S of Towsontown
Boulevard * ZONING COMMISSIONER
The Gilcrest Center for Hospice Care * OF BALTIMORE COUNTY
9th Election District
4th Councilmanic District
Legal Owner: Sheppard Pratt Health Systems * .CASE No. 99-340-SPH
Lessee: Greater Baltimore Medical Center
Petitioner(s)

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located on the east side of North Charles Street, south of Towsontown Boulevard, improved with the hospice facility known as the Gilchrist Center. The Petition was filed by Sheppard Pratt Health System, Inc. ("Sheppard Pratt") Legal Owner, and Greater Baltimore Medical Center, ("GBMC") Lessee. Special Hearing relief is requested to approve the introduction of a new access point to Towsontown Boulevard from the subject property. Such relief is requested through a Petition for Special Hearing, as required by the Order issued in a prior case, namely, 95-229-XA/IX-622. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were numerous representatives of GBMC, Petitioner, including Claudius Klimt, M.D., Phil Mauak, Debbie Doyle, Rick Borschuk, Maggie Valcourtner, James Yeastad and Catherine Dauer. Also present was Lindsay Thompson on behalf of Sheppard Pratt. Collectively, the Petitioners were represented by Robert A. Hoffman, Esquire and John Howard Esquire. Also appearing as expert witnesses on behalf of the Petitioners were Edmund Haile, an engineer/surveyor from Daft-McCune-Walker, Inc., and Wes Guckert, a traffic engineer. Finally, Daryl Wiles of Baltimore County's Bureau of Traffic Engineering also testified in support of the proposal. Appearing as interested persons and residents of the surround locale were William Hyde, Don Wright, Dick Parsons and Chuck McMahon.

The above matter comes before the Zoning Commissioner as a continuation of the

ORDER RECEIVED FOR FILING

Date

By

4/12/99
M. B. Borch

proceedings filed in a prior zoning/development case; to wit: 95-229-XA and IX-622. By opinion and Order rendered in that matter on February 13, 1995, Deputy Zoning Commissioner, Timothy M. Kotroco, approved a development plan and granted relief pursuant to Petitions for Special Exception and Variance. In that case, approval was sought to permit a convalescent home (hospice) on the subject site. Mr. Kotroco's 10 page Order sets out the nature of the development and the findings therein are hereby incorporated in this opinion and Order.

As part of his decision, Deputy Commissioner Kotroco discussed the proposed means of access to the facility. He noted that access would be provided under the then approved plan through the campus of the GBMC. At the present time, the only access to that institution is by way of an entrance from North Charles Street. Mr. Kotroco's Order noted that while there was no means of a second access proposed at that time, there were representations made by counsel for the Applicants that a second means of access might thereafter be identified. Mr. Kotroco's Order indicated that if such a second means of access was determined, the community would be notified and a public hearing held to determine the appropriateness of that access. The instant matter before me relates to that identified second means of access.

The Petitioners propose to construct a driveway to the facility from Towson Town Boulevard. As more particularly shown on the plan, a serpentine drive will be built from that roadway to serve the existing hospice building.

Clearly, a second means of access is appropriate. This Zoning Commissioner is well familiar with the GBMC and Sheppard Pratt campuses and the frequent overburdened access from Charles Street. A second means of access to the hospice is warranted and will no doubt alleviate congestion at the existing access.

Recognizing this need, GBMC has gone through extraordinary lengths to design and implement an appropriate means of access. A lease of certain lands which are a part of the Towson State University Campus has been agreed to between GBMC and the Board of Regents of the University of Maryland System. Moreover, the Petitioners have been careful

to design a proposed driveway to avoid negative environmental impacts and prevent adverse impact on the surrounding residential community. In this regard, the location of the access is west of the point where Charles Street Avenue intersects Towsontown Boulevard. The residents of the area were particularly concerned that a cross intersection at that location would result in additional traffic congestion within the residential communities of Southland Hills and West Towson. Thus, the location of the access point has been relocated from the initial proposal. Moreover, conditions on the use of the roadway have been agreed to by GBMC. To prohibit traffic from utilizing the proposed road to enter GBMC, the driveway will be gated at the entrance to the hospital grounds. Moreover, only 450 employees of GBMC will be given the necessary card to proceed through that gate. The identities of those individuals have been determined based on a study by GBMC of its employees, the location of their homes and their commuting routes to the hospital. Additionally, delivery traffic will be limited to not more than 15 trucks per day. Lastly, emergency vehicles transporting patients to the hospital would generally continue to use the Charles Street entrance, but for unique circumstances.

In addition to these requirements, Towsontown Boulevard will also be reconfigured so as to provide a left turn only lane for traffic to enter the driveway. This should prevent traffic congestion caused by vehicles proceeding westbound on Towsontown Boulevard and turning left into the new entrance. Testimony about the design and study which resulted in the proposed design was offered by Edmund Haile, a civil engineer and Wes Guckert, a traffic expert. Representatives of GBMC also testified to explain the hospital's procedure and the implementation of their plan to control traffic.

Based upon the overwhelming testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing and approve the access road as proposed. In my judgment, the construction of the access road will provide a significant benefit to vehicles traveling to the hospice. Moreover, I believe that the second access will provide an opportunity to improve conditions in the area at large. In my judgement, the proposed plan is well thought out and meets the criteria in Section 502.1 of the BCZR. In sum, I find that

there will be no detrimental impacts to the health, safety and general welfare of the locale.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 15th day of April 1999, that the Petition for Special Hearing to approve introduction of a new access point to Towsontown Boulevard from the subject property, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired.
2. The second means of access shall be constructed and utilized as more particularly shown on the site plan (Petitioners' Exhibit No. 1) and pursuant to the terms of the agreement/lease between the Petitioners and the Board of Regents of the University of Md. System. Specifically, there shall be no more than 450 employees of GBMC who shall be permitted to enter/exit the hospital from the proposed access. Deliveries shall be limited to 15 trucks per day and emergency vehicles to GBMC shall utilize the Charles Street entrance, except as unique circumstances warrant. Traffic to the hospice facility is permitted to utilize the proposed access without limitation.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

4/15/99

By

M. Howard



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

EAST SIDE OF NORTH CHARLES STREET,
SOUTH OF TOWSONTOWN BOULEVARD
for the property located at (THE GILCHRIST CENTER)

which is presently zoned O-2 and DR2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the introduction of a new access point to Towsontown Boulevard, as indicated by the Order No. 95-229-XA, IX-622.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Greater Baltimore Medical Center
Name - Type or Print
By: [Signature]
Signature Richard D. Borschuk, Executive Vice-Pres.
6701 N. Charles Street 410-828-2519
Address Telephone No.
Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
By: [Signature]
Signature
Venable, Baetjer & Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Sheppard Pratt Health System, Inc.
Name - Type or Print
By: [Signature]
Signature John J. Kent, Jr., Executive Vice-Pres.
Name - Type or Print
Signature
6501 North Charles Street 410-938-3000
Address Telephone No.
Towson MD 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Venable, Baetjer & Howard, LLP
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 99-340-SPH

Reviewed By JRF Date 3-4-99



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 13, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

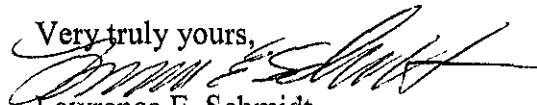
RE: Petition for Special Hearing
Case No. 99-340-SPH - Property: The Gilchrist Center
Petitioners: Greater Balto. Medical Center/Sheppard Pratt Health System

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. William Hyde
321 Dixie Drive
Towson, Maryland 21204
Mr. Don Wright
403 Woodbine Avenue
Towson, Maryland 21204
Mr. Dick Parsons
West Towson Neighborhood Assoc.
412 Woodbine Avenue
Towson, Maryland 21204
Mr. C. McMahon
445 Charles St Avenue
Towson, Maryland 21204

Come visit the County's Website at www.co.ba.md.us



Description
To Accompany Petition for Special Hearing
2.6 Acre Parcel, Part of
The Sheppard and Enoch Pratt Hospital Property
Ninth Election District, Baltimore County, Maryland

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Towsontown Boulevard with the centerline of Charles Street Avenue (1) South 14 degrees 33 minutes 45 seconds East 912.08 feet, thence leaving said point of beginning and running the twelve following courses and distances, viz: (1) North 78 degrees 29 minutes 45 seconds East 245.00 feet, thence (2) South 11 degrees 30 minutes 15 seconds East 41.49 feet, thence (3) Southeasterly by a line curving to the left with a radius of 175.31 feet for a distance of 78.66 feet (the arc of said curve being subtended by a chord bearing South 24 degrees 21 minutes 27 seconds East 78.00 feet), thence (4) South 37 degrees 12 minutes 37 seconds East 80.71 feet, thence (5) Southeasterly by a line curving to the left with a radius of 189.80 feet for a distance of 94.41 feet (the arc of said curve being subtended by a chord bearing South 51 degrees 27 minutes 37 seconds East 93.44 feet), thence (6) South 37 degrees 12 minutes 37 seconds East 120.00 feet, thence (7) South 52 degrees 47 minutes 23 seconds West 213.67 feet, thence (8) Northwesterly by a line curving to the left with a radius of 265.00 feet for a distance of 154.22 feet (the arc of said curve being subtended by a chord bearing North 30 degrees 40 minutes 39 seconds West 152.05 feet), thence (9) North 47 degrees 20 minutes 59 seconds West 73.00 feet, thence (10) Northwesterly by a line curving to the left with a radius of 185.18 feet for a distance of 221.37 feet (the arc of said curve

340

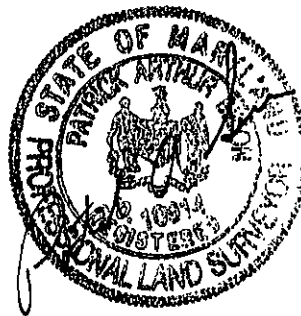
99.340-SPH

being subtended by a chord bearing North 81 degrees 35 minutes 43 seconds West 208.42 feet), thence (11) North 37 degrees 12 minutes 37 seconds West 89.34 feet, and thence (12) North 34 degrees 02 minutes 24 seconds East 154.82 feet to the point of beginning; containing 2.6 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 6, 1994

Project No. 89014.AA (L89014AA)



CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-340-SPH
The Gilcrest Center for Hospice Care
SEC Charles Street and Towsontown Boulevard
9th Election District
4th Councilmanic District
Legal Owner(s): Sheppard Pratt Health System, Inc.
Contract Purchaser: Greater Baltimore Medical Center

Special Hearing: to approve a new access point to Towsontown Boulevard, as indicated by case number 95-229-XA IX-622.

Hearing: Friday, April 9, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Basile Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
3/472 March 25 C299887

TOWSON, MD., March 25, 19 99

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 25, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062312

DATE 3-4-99 ACCOUNT R-001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Variable, Baatjer, & Howard, LLP

FOR: GBMC Item # 340
040 - SPH Taken by: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/04/1999 3/04/1999 11:23:10
REQ 4002 CASHIER JRIC JMR DROMER
5 MISCELLANEOUS CASH RECEIPT
REQ # 002935 OFLN
CR NO. 062312

250.00 CHECK: FR
Baltimore County, Maryland

99-340-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

file
4/19

RE: Case No. 99-340 SPH
Petitioner/Developer GILCREST, ETAL
% R. HOFFMAN, ESQ
Date of Hearing/Closing 4/9/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

@ 2:00 PM
RM-106
C.O.B.

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen.

NOTE: THESE SIGNS WERE
POSTED AND MAINTAINED TO
REFLECT CORRECT PLACE
(LOCATION)

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at SITE ALONG TOWSON TOWNE BLVD.
OPP. VERSAILLES GATE & @ GILCREST SITE
2 - ONSITE

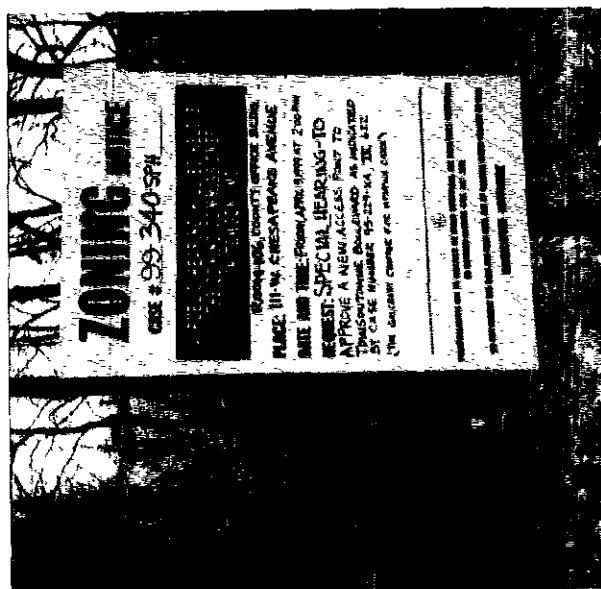
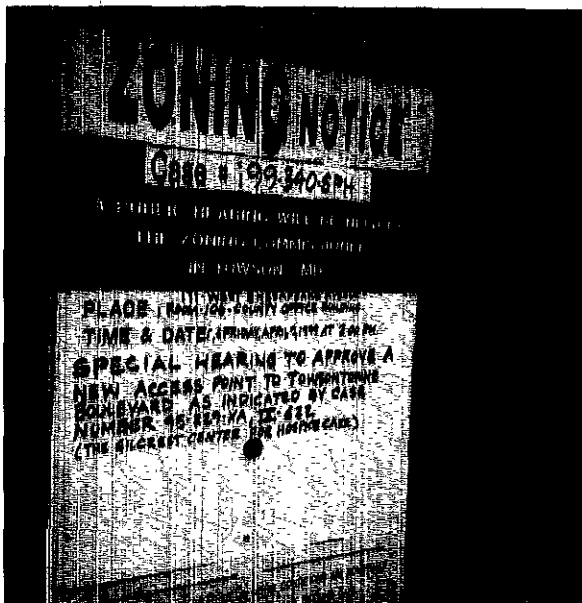
The sign(s) were posted on

3/25/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/25/99

(Signature of Sign Poster and Date)



CERTIFICATE OF POSTING

RE: Case No.

99-340 SPH

Petitioner/Developer

GBMC

Date of Hearing/Closing

April 9, 1999

2:00 p.m.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

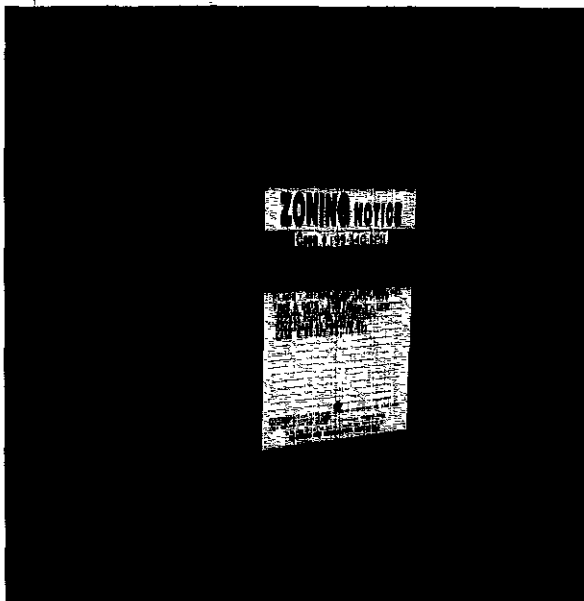
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at

Towsontowne Boulevard opposite entrance to Versailles Apartments

The sig



24, 1999

Sincerely,

Don Hauk

3-24-99

(Signature of Sign Poster and Date)

Don Hauk, DMW, Inc.

(Printed Name)

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: Zoning Date: 3/25/99
Job No.: 89014.AX
Attention: Dwen Stephens
Reference: JBMC
We are sending you ☐ attached ☐ under separate cover: ☒ via Hand Del
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications

| Copies | Date | Number | Description |
|--------|------|--------|--------------------------|
| | | 1 | Sign Posting Certificate |
| | | 1 | Picture |

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment

Remarks For case # 99-340 SPH

cc: Ed Harle Signed Linda Jones

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 340

Petitioner: Greater Baltimore Medical Center

Address or Location: E/side of North Charles St, S of Townsenville Blvd.
(Gilchrist Center)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormrod

Address: Venable

210 Allegheny Ave. Towson, Md 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

99.340.SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-340-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve the introduction of
a new access point to Townsontown Boulevard, as
indicated by the Order No. 95-229-4A, IX-623.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 22, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number 99-340-SPH, The Gilchrist Center

Due to a scheduling conflict, the above matter, assigned to be heard on Friday, April 9, 1999 has been **moved** from Room 407, County Courts Building, **to Room 106, County Office Building, 111 West Chesapeake Avenue.**

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

C: Sheppard Pratt Health System, Inc.
Greater Baltimore Medical Center

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 25, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara Ormord

410-494-6201

Venable

210 Allegheny Avenue

Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-340-SPH

The Gilcrest Center for Hospice Care

SEC Charles Street and Towsontown Boulevard

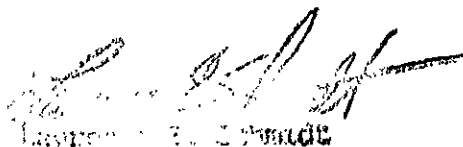
9th Election District – 4th Councilmanic District

Legal Owner: Sheppard Pratt Health System, Inc.

Contract Purchaser: Greater Baltimore Medical Center

Special Hearing to approve a new access point to Towsontown Boulevard, as indicated by case number 95-229-XA, IX-622.

HEARING: Friday, April 9, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

scj
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 16, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-340-SPH

The Gilcrest Center for Hospice Care

SEC Charles Street and Towsontown Boulevard

9th Election District – 4th Councilmanic District

Legal Owner: Sheppard Pratt Health System, Inc.

Contract Purchaser: Greater Baltimore Medical Center

Special Hearing to approve a new access point to Towsontown Boulevard, as indicated by case number 95-229-XA, IX-622.

HEARING: Friday, April 9, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Sheppard Pratt Health Systems, Inc.
Greater Baltimore Medical Center

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 25, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 1, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Case No.: 99-340-SPH
Petitioner: Greater Balto Med Ctr
Location: The Gilchrist Center

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr." followed by a flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 24, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBs/jp*
SUBJECT: Zoning Item #340

Gilchrist House

Zoning Advisory Committee Meeting of March 15, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 -



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 346 JRF

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

4/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 29, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 340, 347, 348, 356, 358, 360, 361, and 364

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR SPECIAL HEARING
The Gilcrest Center for Hospice Care,
E/S of North Charles Street, S of Towsontowne Blvd,
9th Election District, 4th Councilmanic

Legal Owners: Sheppard Pratt Health System, Inc.
Contract Purchaser: Greater Baltimore Medical Ctr.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-340-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 13, 1995

(410) 887-4386

John B. Howard, Esquire & Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HRG. & PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
E/S of N. Charles Street, S of Towsontown Boulevard
(The Gilchrist Center)
9th Election District - 4th Councilmanic District
Sheppard Pratt Hospital - Owner, and GBMC - Developer
Case Nos. IX-622 and 95-229-XA

Dear Messrs. Howard and Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petitions for Special Exception and Variance granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert P. Kowal, President, GBMC
6701 North Charles Street, Baltimore, Md. 21204

Mr. John J. Kent, Jr., Executive Vice President, Sheppard Pratt Hosp.
6501 North Charles Street, Baltimore, Md. 21204

Ms. Jean Tansey and Messrs. Ed Haile and David Locke
Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, Md. 21286

Mr. Tal Daley, 312 Alabama Road, Towson, Md. 21204

Ms. Kay Turner, 618 W. Chesapeake Avenue, Towson, Md. 21204

Kurt Kugelberg, Proj. Mgr. - ZADM; People's Counsel; DEPRM; DPW; File

99.340-SPH

#340



IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITIONS FOR SPECIAL EXCEPTION *
 and VARIANCE - E/S of N. Charles * DEPUTY ZONING COMMISSIONER
 Street, S of Towsontown Boulevard *
 (The Gilchrist Center) * OF BALTIMORE COUNTY
 9th Election District District *
 4th Councilmanic District * Case Nos. IX-622 and 95-229-XA

Sheppard Pratt Hospital - Owner; *
 Greater Baltimore Medical Center - Developer
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a development plan prepared by Daft-McCune-Walker, Inc., and Petitions for Special Exception and Variance for the proposed development of the subject property by Sheppard Pratt Hospital, Owner, and the Greater Baltimore Medical Center (GBMC), Developer and Lessee of the subject property, with a hospice care center, in accordance with the development plan submitted into evidence as Developer's Exhibit 1. As to the Petitions filed, the Applicants request a special exception to permit a convalescent home (nursing home) on the subject site, which is split zoned D.R.2 and O-2, pursuant to Sections 1B01.1.C.5 and 205.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Applicants seek variance relief from the B.C.Z.R. as follows: From Sections 1B01.2.C.1.a and 205.4.A, (and Part II, page 29 of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a rear yard setback for a non-residential building of as close as 30 feet in lieu of the required 40 feet for the D.R. 2 zoned portion of the property, and as close as 20 feet in lieu of the required 50 feet for the O-2 zoned portion of the site. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

The property which is the subject of this case, consists of 2.60 acres, more or less, of which 2.46 acres are zoned O-2 and 0.14 acres are zoned D.R.2. The property is actually located within the Sheppard Pratt Hospital complex, which is in close proximity to the Greater Baltimore Medical Center (GBMC). GBMC has entered into a lease agreement with Sheppard Pratt to utilize this 2.46 acre parcel for the proposed convalescent home, which will be known as the Gilchrist Center for Hospice Care.

Appearing at the public hearing required for this project were Robert A. Kowol, President of GBMC, Phil O'Marrah and Carol Peltier, also representatives of GBMC, Ed Haile, Jean Tansey and David Locke with Daft-McCune-Walker, Inc., the engineering firm that prepared the development plan for this case, Paul Marks, Architect, Mickey Cornelius, expert traffic engineering consultant with The Traffic Group, and W. Lee Thomas. The Applicants were represented by Robert A. Hoffman, Esquire, and John B. Howard, Esquire. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing as did several residents from the surrounding community, all of whom signed the appropriate sign-in sheets.

As to the history of this project, a concept plan conference for this development was conducted on April 25, 1994. As required, a community input meeting was held at the Towson Library on June 1, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on January 18, 1995. Following the submission of that plan, comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of January 24, 1995 was submitted at the hearing held before me on February 10, 1995.

At the public hearing before me, I am required to determine what, if any, agency issues or comments remain unresolved. On behalf of the Applicants, Mr. Robert Hoffman stated that he was unaware of any unresolved issues or comments concerning this development plan. In addition, the representatives from the various Baltimore County reviewing agencies who were in attendance indicated that all comments and issues raised had been addressed and incorporated into the revised development plan. The citizens in attendance were then asked if there were any issues or comments they wished to be addressed. Mr. Tal Daley, President of the Southland Hills Community Association, identified an issue of concern relative to a second means of access to the GBMC property from the surrounding road structure. While there is no second means of access being proposed by this development plan, there were representations made by Counsel for the Applicants that if and when a second means of access to GBMC is proposed and identified, the community will be so notified and a public hearing held to determine the appropriateness of their proposal. Mr. John Howard proffered that Arnold Jablon, Director of the Zoning Administration and Development Management (ZADM) office has made a determination that a second means of access to GBMC would be considered "development" and would therefore proceed through the development process. This will afford the citizens from the neighboring community associations the opportunity to participate in the proceedings on any proposed second means of access through the public hearing process.

Ms. Kay Turner, a nearby resident and member of the Southland Hills Community Association, raised a few questions concerning the proposed hospice center and requested clarification as to the State Health Department issuing a Certificate of Need for 12 Beds and the Applicants proposal

of 24 beds in the subject facility. Testimony was provided on that particular issue during the substantive portion of the hearing.

Testimony was then offered by Mr. Hoffman on behalf of his clients concerning the special exception and variance requests as well as approval of the development plan. Mr. Hoffman first called Mr. Robert Kowal, President of GBMC. Mr. Kowal testified that the proposed Gilchrist Hospice Center is part of GBMC's comprehensive cancer center. He testified that the proposed facility will be utilized by those individuals who are terminally ill and are in the last six months of their life. He stated that 85 percent of the patients will be cancer victims with 15 percent being characterized with other illnesses. He testified that the Gilchrist Center has been designed with a residential flare to provide the most comfortable setting for those individuals who will be receiving care. He further testified that this Center has been made possible by virtue of a very large donation made by a private citizen who is interested in seeing these types of services provided to the community.

Mr. Kowal also explained the difference in the Certificate of Need issued by the State Health Department for 12 hospice beds and the fact that they are providing 24 beds within the proposed facility. He testified that in fact, 12 beds will be used for hospice care, while the remaining 12 beds will be used for respite care, basically allowing those beds to be used for residential purposes. It was further explained that the B.C.Z.R. do not provide for a specific hospice use, and thus, the special exception for a convalescent (nursing) home is necessary. In any event, after completion of his testimony, it was clear that the proposed 24-bed facility is in accordance with the B.C.Z.R. and also satisfies the State's requirements.

Also testifying on behalf of the Applicants was Mr. Paul Marks, the architect who designed the hospice center building. Mr. Marks testified that the building is located within the Sheppard Pratt Hospital complex on a secluded parcel of land which provides a very peaceful setting with excellent views into wooded areas. He testified that this site is ideal for those individuals who will be utilizing the proposed facility. Mr. Marks further testified as to the residential character which has been incorporated into the design of this facility. It was Mr. Marks' intention to provide the most non-institutional setting as possible for these patients. Suffice it to say, based on the presentation by Mr. Marks, the hospice center designed by him is exceptional in its design and layout.

Mr. Hoffman next called Ms. Jean Tansey with Daft-McCune-Walker, Inc., to testify. Ms. Tansey testified concerning the variances that are being requested and indicated that the relief requested complies with Section 307 of the B.C.Z.R. She also testified that the proposed facility satisfies the special exception requirements enunciated in Section 502.1 of the B.C.Z.R. and will not result in any detriment to the surrounding locale. Ms. Tansey further testified concerning the length of the proposed building, which is 295 feet. Inasmuch as the length of the proposed building exceeds the 240 feet allowed in accordance with the Comprehensive Manual of Development Policies (C.M.D.P.), this Deputy Zoning Commissioner/Hearing Officer must make a special finding as to its compatibility. Based upon the recommendation of the Office of Planning that the development plan as submitted should be approved, I find that the building is compatible with the surrounding uses on the Sheppard Pratt property, the adjacent Towson State University property, and GBMC property, and therefore, the length of the building shall be permitted to be 295 feet.

After Ms. Tansey concluded her testimony, I asked those citizens in attendance whether anyone was opposed to this particular project. No citizen indicated they were opposed to this hospice center; however, Ms. Kay Turner testified about some concerns she had regarding the proposed facility. She stated in her limited testimony that she is concerned over the constant building that is occurring on the GBMC property. She stated that GBMC is now going off-site in its effort to expand the services they provide to the citizens of Baltimore County. She is concerned that GBMC went off-site to the Sheppard Pratt facility to lease ground to build this hospice center. She voiced a general concern regarding intensification of development at the GBMC complex.

After considering all of the testimony and evidence presented at the hearing before me, I have determined that the development plan entered into evidence as Developer's Exhibit 1 should be approved. None of the issues, concerns, or comments raised by the citizens in attendance were sufficient to warrant a denial of this development plan, and therefore, the development plan as submitted shall be approved.

As to the Petition for Special Exception, the Applicants had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In the opinion of this Deputy Zoning Commissioner/Hearing Officer, the Applicants have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. Furthermore, the facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use,

irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

As to the variance relief sought, the granting of any variance is subject to a two-step process. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, No. 617, September Term, 1994. The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, established the following two-step process:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman,

227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;

2) whether a grant of the variance applied for would do substantial injustice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein.

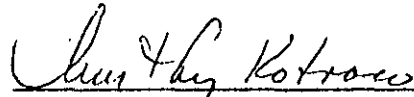
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 13th day of February, 1995 that the development plan for The Gilchrist Center, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a convalescent home (nursing home) on the subject site, which is split zoned D.R.2 and O-2, pursuant to Sections 1B01.1.C.5 and 205.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Developer's Exhibit 1 and Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Sections 1B01.2.C.1.a and 205.4A (and Part II, page 29 of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a rear yard setback for a non-residential building of as close as 30 feet in lieu of the required 40 feet for the D.R. 2 zoned portion of the property, and as close as 20 feet in lieu of the required 50 feet for the O-2 zoned portion of the site, in accordance with Developer's Exhibit 1 and Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

PLEASE PRINT CLEARLY

~~PRESENTER~~ (S) SIGN-IN SHEET

NAME _____

ADDRESS

Rob Hoffner

210 Allegany 2/20/4

John Howard

Phil O'Neal

GBMC

Herbert Doyle

GBML

Ricic Borisčnik

LBMC

Maggie Valandau

автм

James G. Galt

БВМС

Castanea flavescens -

G. B. H. C

Claudio Quint 141

9 B M C

WGS GUCKGT

TRAFFIC GROUP 40 W. CROSBY BLVD

TOWSON 21204

Lindsay Thompson

Sheppard Pratt Health System

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

William Hyde

Don LeRIGAN

DICK ~~LeRIGAN~~ Pastor.

~~NAME~~

observer Louise Hildreth

Kathy Szeliga Delegate Jim Kelly's office

CHUCK McMAHON

Send

321 Dixie 21204

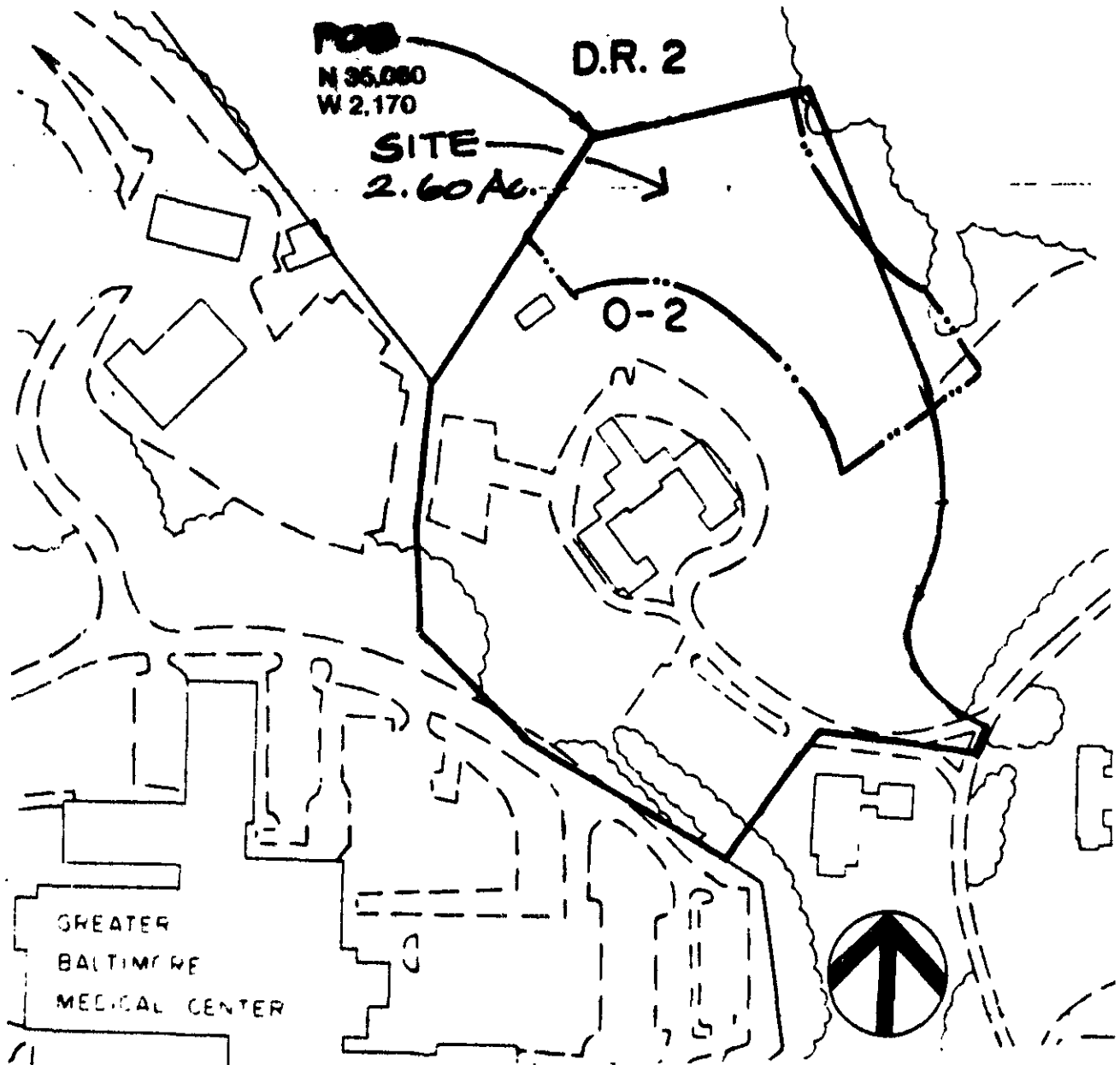
403 Woodbine Ave 21204
West Towson - 412 Woodbine Ave 21204

912 Rolandvue Rd. 21204

607 Fairway Dr Towson 21286

445 CHARLES ST. AVE. 21204





PART OF 1"=200' ZONING MAP NW 9A

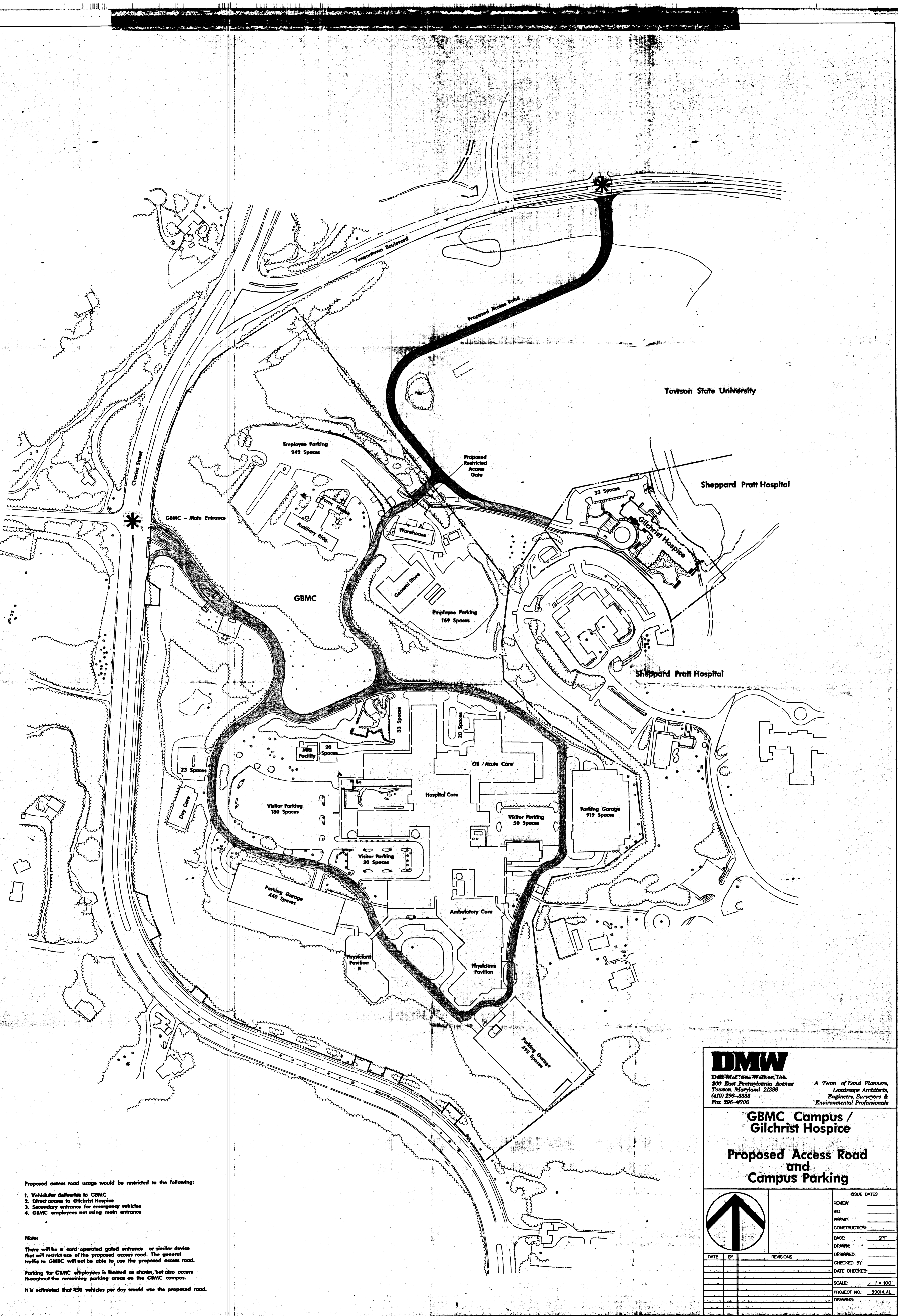
GILCHRIST HOSPICE / GBMC ENTRANCE ROAD

#340

89014.AA

2/17/99

99-340-SPH



Proposed access road usage would be restricted to the following:

1. Vehicular deliveries to GBMC
2. Direct access to Gilchrist Hospice
3. Secondary entrance for emergency vehicles
4. GBMC employees not using main entrance

Note:

There will be a card operated gated entrance or similar device that will restrict use of the proposed access road. The general traffic to GBMC will not be able to use the proposed access road.

Parking for GBMC employees is located as shown, but also occurs throughout the remaining parking areas on the GBMC campus.

It is estimated that 450 vehicles per day would use the proposed road.

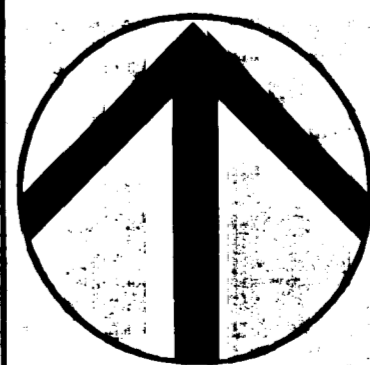
DMW

Draft-McCormick-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**GBMC Campus /
Gilchrist Hospice**

**Proposed Access Road
and
Campus Parking**



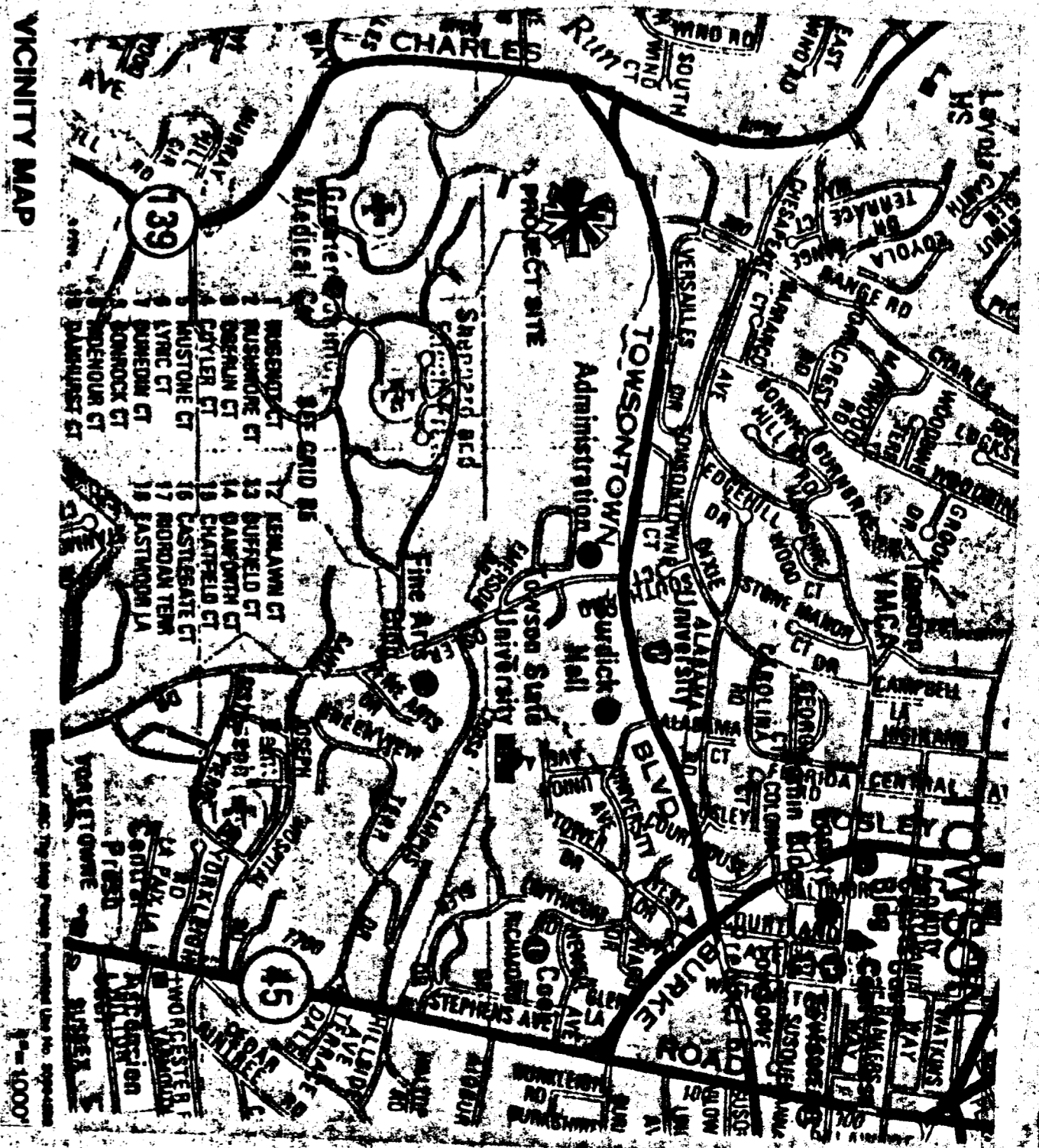
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| PROJECT NO.: | 89014.AL |
| DRAWING: | |



- LEGEND:**
- PROPOSED EVERGREEN TREE
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - EXISTING TREES TO REMAIN
 - PROPOSED FIRE HYDRANT
 - FOREST BUFFER

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| 97. Site Plan | 98. Site Plan |
| 99. Site Plan | 100. Site Plan |



EXHIBIT

TO: THE BOARD OF DIRECTORS, THE GILCHRIST CENTER
 FROM: THE ARCHITECT, THE GILCHRIST CENTER
 SUBJECT: PROPOSED SPECIAL EXCEPTION TO INCLUDE AN ACCESS DRIVE TO TOWNSHOWN BLVD.
 REASON FOR SPECIAL EXCEPTION: TO IMPROVE THE INTERCONNECTIVITY OF THE ACCESS DRIVE TO TOWNSHOWN BOULEVARD AS INDICATED BY THE PHASE II CASE NO. 54-23-VA AND D-422.

DMW

Draft MacCann-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21204
 (410) 296-5333
 Fax: 296-4706

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

THE GILCHRIST CENTER
FOR HOSPICE CARE

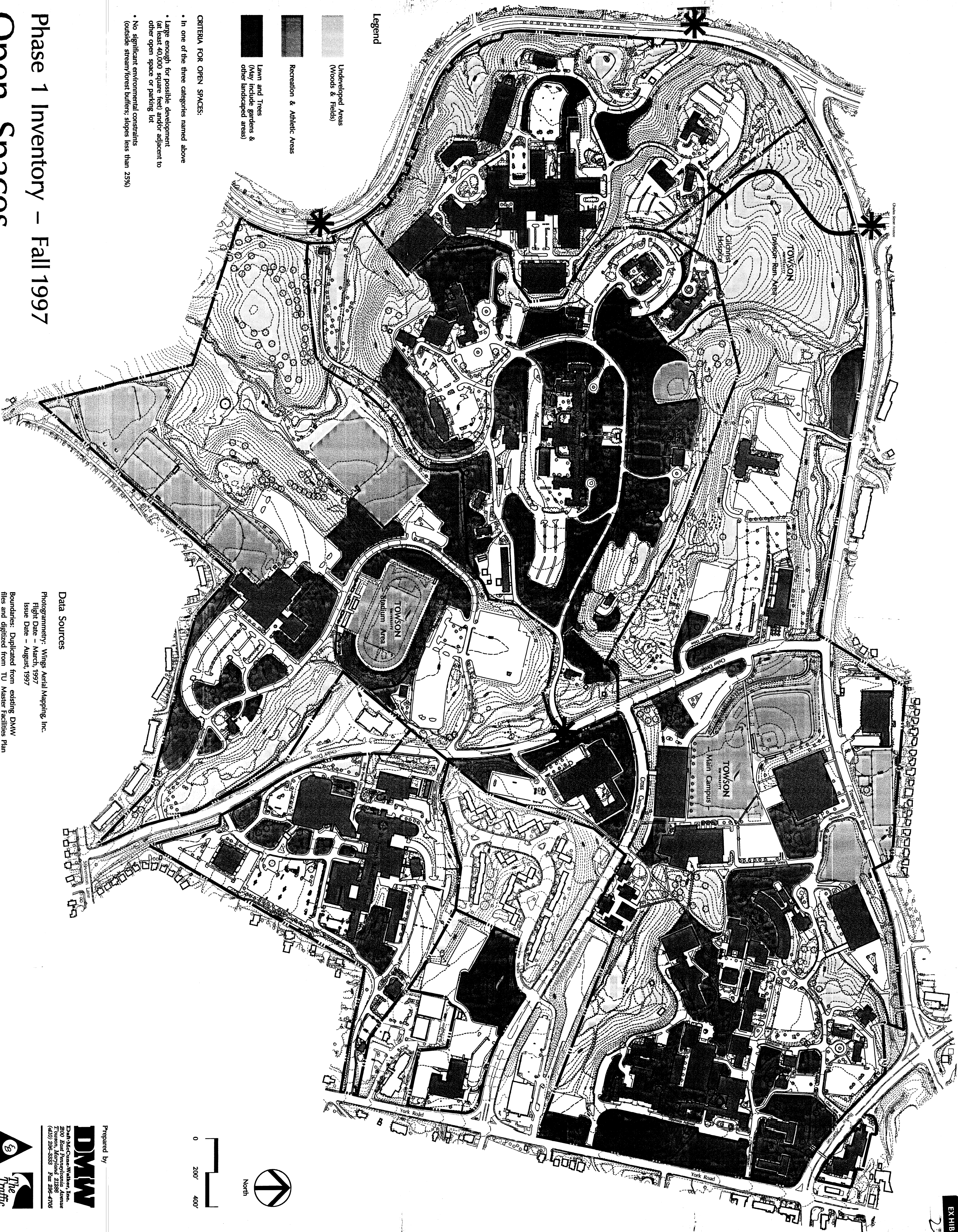
PLAN TO AMEND SPECIAL EXCEPTION TO INCLUDE AN ACCESS DRIVE TO TOWNSHOWN BLVD.

DATE: BY: REVISIONS: SCALE: 1" = 50'

ISSUE DATES: 8/1/12

REVISION: 8/1/12

DATE: BY: REVISIONS: SCALE: 1" = 50'



Legend

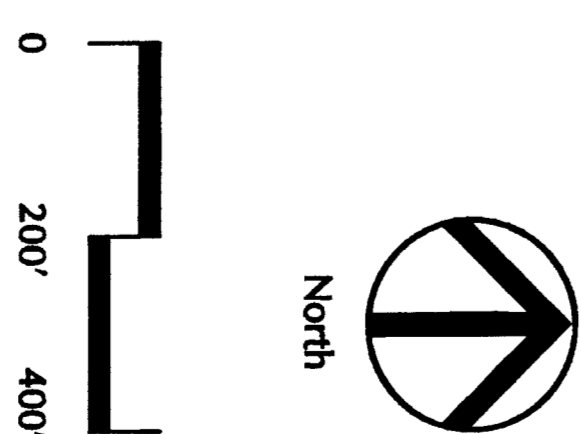
- Undeveloped Areas
(Woods & Fields)
- Recreation & Athletic Areas
- Lawn and Trees
(May include gardens &
other landscaped areas)

CRITERIA FOR OPEN SPACES:

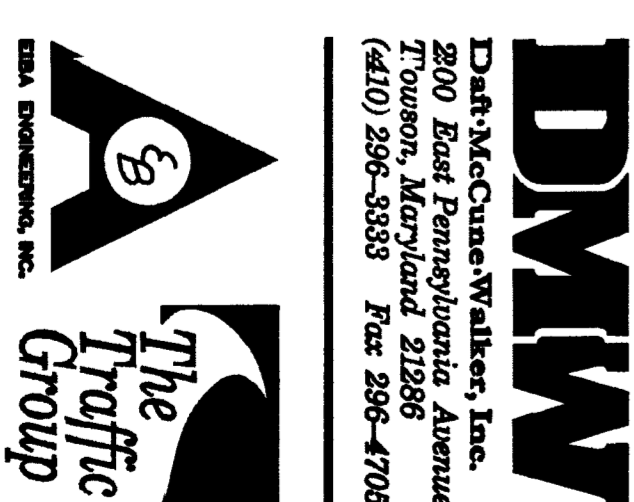
- In one of the three categories named above
- Large enough for possible development
(at least 40,000 square feet) and/or adjacent to
other open space or parking lot
- No significant environmental constraints
(outside stream/forest buffers; slopes less than 25%)

Data Sources

Photogrammetry: Wings Aerial Mapping, Inc.
Flight Date - March, 1997
Issue Date - August, 1997
Boundaries: Duplicated from existing DMW
files and digitized from TU Master Facilities Plan
Open Spaces: Field survey by DMW, September, 1997



Prepared by



Phase 1 Inventory - Fall 1997

Open Spaces

TOWSON AREA PROFESSIONAL PARK

Greater Baltimore Medical Center • Shennard & Enoch Pratt Hospital • St. Joseph Medical Center • Towson University

